

GMH Military Housing L.L.C.



THE MARTIN ARCHITECTURAL GROUP  
ARCHITECTS AND LAND PLANNERS  
340 North 22nd Street Philadelphia, Pa. 19106 P (215) 686-1000 F (215) 681-0064

## ZONING INFORMATION

LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK			
ZONE: R-5 (MULTIPLE FAMILY RESIDENTIAL)			
USE: A-7			
ITEM #	REQUIRED	LOT 1 PROVIDED	LOT 1 VARIANCE
LOT AREA	5 ACRES	1,121,665 S.F. 25.750 AC.	N/A
UNIT DENSITY	7,000 S.F. PER UNIT	1,121,665 S.F. 4,248 SF / P.U.	* 2,908 SF/P.U.
LOT WIDTH	20 FEET	294.47 FEET	N/A
REQUIRED FRONT YARD DEPTH	30 FEET	266.46 FEET	N/A
REQUIRED SIDE YARD DEPTH	0 FEET	N/A	N/A
REQUIRED BOTH SIDE YARDS	35 FEET	35 FEET	N/A
REQUIRED REAR YARD DEPTH	100 FEET	130.62 FEET	N/A
STREET FRONTAGE	15 FEET	0 FEET	* 15 FEET
MAX. BUILDING HEIGHT	35 FEET	35 FEET	N/A
FLOOR AREA RATIO	N/A	N/A	N/A
MIN. LIVING AREA	1,000 S.F. MIN.	* 897 S.F.	* 103 S.F.
DEVELOPMENT COVERAGE	50 PERCENT	30.74 PERCENT	N/A

\* VARIANCE GRANTED SEPTEMBER 9, 2002

## GENERAL NOTE

- CLARK STREET EXTENSION TO BE 20 FOOT WIDE (MINIMUM) WITH STONE SHOULDER. WIDENING TO BE FIELD LOCATED TO OCCUR ON THE APPROPRIATE SIDE OF EXISTING CARTWAY.
- ALL ROADS TO BE PRIVATE.

## UNIT TABLE

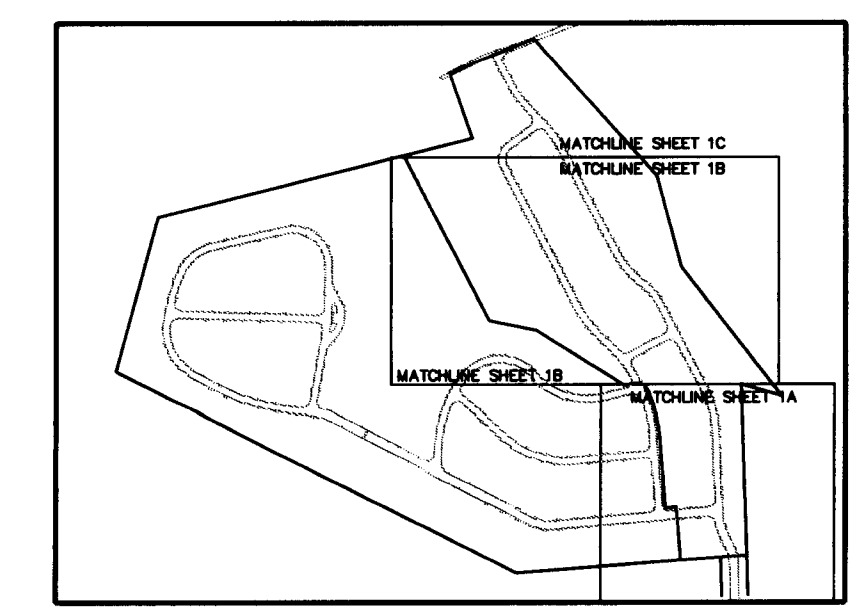
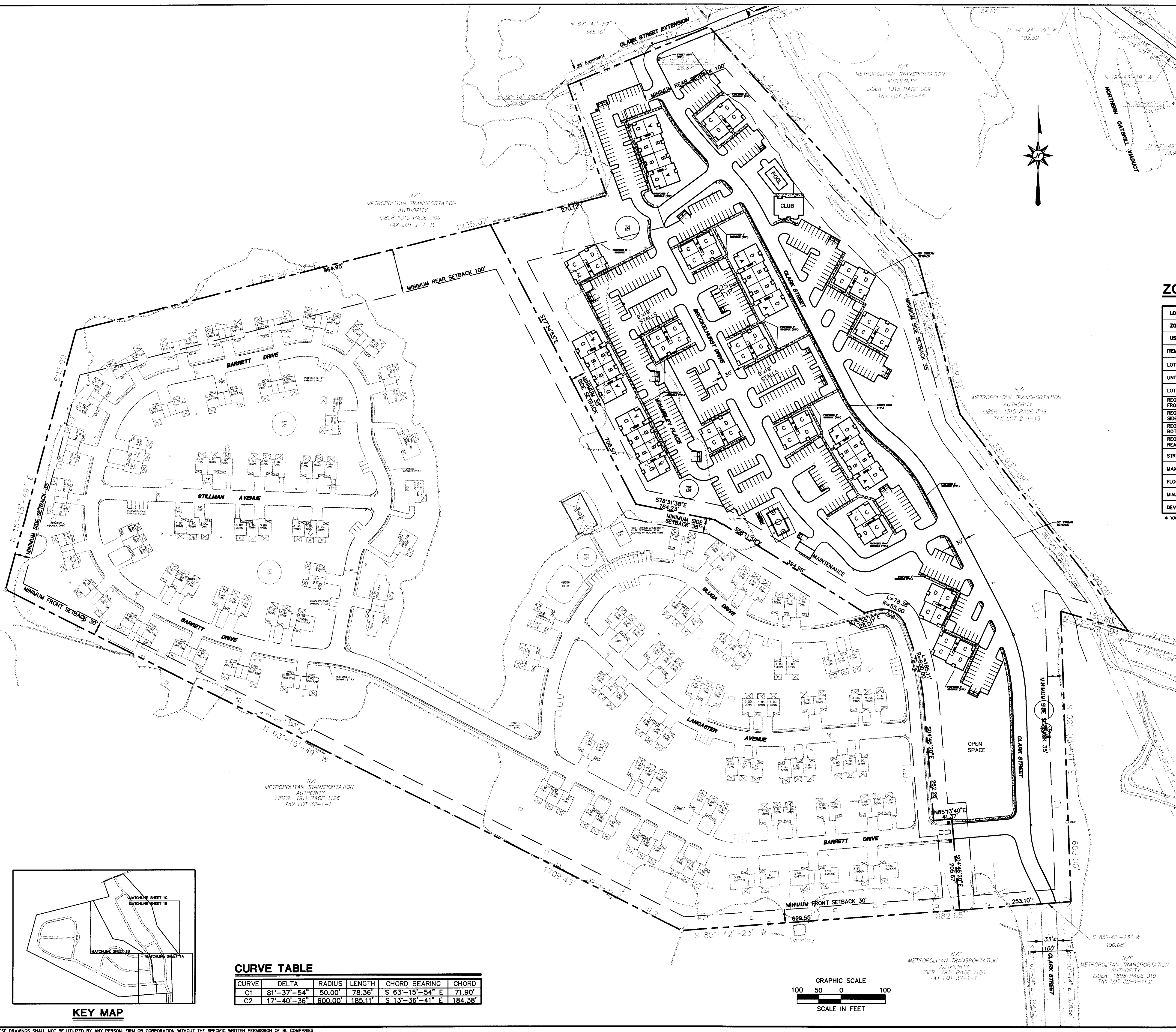
UNIT	TYPE	UNIT S.F.	QTY.
UNIT A	1BD/1BA	937 S.F. *	30
UNIT B	2BR/2BA	1,060 S.F.	60
UNIT C	2BR/2BA	1,066 S.F.	108
UNIT D	3BR/2BA	1,288 S.F.	66
		TOTAL UNITS	264
OFF STREET PARKING		REQUIRED	PROVIDED
UNIT PARKING		528	541
CLUBHOUSE PARKING			14
TOTAL PARKING SPACES			555

\* VARIANCE GRANTED SEPTEMBER 9, 2002

## LEGEND

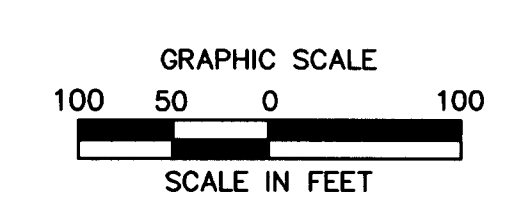
- IP TO BE SET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED CURBING
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- STOP SIGN

TOWN OF NEW WINDSOR  
PLANNING BOARD  
STAMP OF APPROVAL  
NWPB APP. NO. 02-18



## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	81°-37'-54"	50.00'	78.36'	S 63°-15'-54" E	71.90'
C2	17°-40'-36"	600.00'	185.11'	S 13°-36'-41" E	184.38'



STEWART TERRACE  
NEW YORK STATE ROUTE 207  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
PROJECT NUMBER : 02-18

REVISIONS		DESIGNED	
No.	Date	Desc.	
1.	11/06/02	ADDRESS TOWN COMMENTS	D.P.K.
2.	11/26/02	ADDRESS TOWN COMMENTS	D.P.K.
3.	02/05/03	ADDRESS TOWN COMMENTS	M.A.L.
4.	02/25/03	ADDRESS TOWN COMMENTS	R.A.L.
		Scale	1" = 100'
		Project No.	01P431
		Date	10/02/02
		CAD File	SPP43101

Title  
SITE LAYOUT  
PLAN / LOT 1

Sheet No.

SP-1

Xref (s): xxxxxxxx